

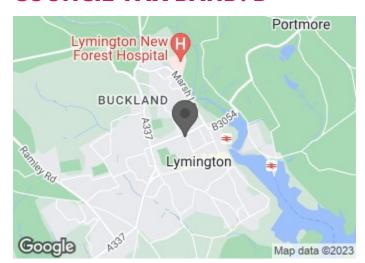
GROSS INTERNAL FLOOR AREA 778 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 778 SQ FT / 72 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

photoplan

COUNCIL TAX BAND: D



	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B	79	03
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		

McCARTHY STONE

RESALES

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McCARTHY STONE

RESALES

36 FARRINGFORD COURT

AVENUE ROAD, LYMINGTON, SO41 9PA







A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM third floor Retirement apartment with Balcony and far reaching views

ASKING PRICE £249,000 LEASEHOLD

For further details, please call **0345 556 4104** resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

FARRINGFORD COURT, AVENUE ROAD, LYMINGTON, HAMPSHIRE, SO41 9PA

SUMMARY

Farringford Court is an Retirement Living Plus development formerly Assisted living built by McCarthy & Stone, designed specifically for the response pull cord system is in place. over 70s, for those who can enjoy independent living but may need some extra care and support.

There is an Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen with electric oven and cooker hood, integrated fridge, freezer and ceramic hob. Fully fitted Bathroom and fitted wardrobes to the master bedroom. There is a 24 hour emergency call system provided via a personal pendant and with call points in the bathroom.

The Development features include a waitress service restaurant and 24 hour duty manager. There is a homeowners lounge, function room, library, laundry room, mobility scooter store, guest suite and two lifts to each floor.

One hour of domestic support per week is included in the service charge at Farringford Court with additional care and support packages available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs. Farringford Court is registered with the Care Quality Commission.

It is a condition of Purchase that all residents meet the age requirement of 70 Years.





ENTRANCE HALL

Front door with spy hole leads to the; entrance hall - The 24 hour Tunstall emergency Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedrooms, lounge and bathroom.

LIVING ROOM WITH PATIO DOOR TO **BALCONY**

With Balcony and far reaching views. A very well presented bright and spacious lounge/dining room benefiting from floor to ceiling windows providing ample natural light. Fire surround with electric fire. Two ceiling light points, power points. TV & telephone points. Partially glazed door leads onto a separate kitchen.

KITCHEN

Fully fitted modern style kitchen with cupboard doors and co-ordinated work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer and built-in electric oven and electric ceramic hob with extractor hood over.

BEDROOM ONE

Double bedroom with fitted wardrobes. TV and phone point, ceiling lights

BEDROOM TWO

TV and phone point, ceiling lights

2 BED | £249,000

BATHROOM

Tiled and fitted with bath and walk-in level access shower. Toilet, vanity unit with sink and mirror above. There are grab rails and non slip flooring. Emergency pull cord.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- · Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- · Repairs and maintenance to the interior and exterior communal areas
- · Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hours domestic help a week is included in the Service Charge.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £12,256.44 pa (for financial year ending 31/03/2023)

LEASE INFORMATION

Ground Rent: £510

Ground rent review date: June 2025 Lease Length: 125 years from 2010

CAR PARKING (PERMIT SCHEME)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.







